

Short Term Rental Committee [STR]  
Town of Taghkanic  
February 9, 2022

Attending: Elizabeth Craig, Clayton Kirking, Donay Queenan, Susan Raymond, Christine Hinz, Linda Swartz; David Plakon, Loretta Hoffman, Walter Flamenbaum, Lynne Cheung, Steven Smollens

**Called to order by EC at 7:03PM**

EC: **Brief discussion of whether to make** any amendments at all to draft or simply submit as it presently stands to Town Board for its review, legal review after Town engages land use lawyer, further amendment by Board, and eventual public hearing.

EC will entertain any motions to put any of the above to a vote.

**Discussion halted to consider approval on previous minutes.**

DQ moved approval of minutes of 1/12/2022; SR, second. Vote: All yea; approved.

Remaining and subsequent minutes to be approved at 2/23/2022.

***Discussion of submittal of draft continued.***

EC: discussion of Linda Reardon's thoughts on small, edits discussed at previous meeting, 1/26/22. Should these be incorporated in draft to Town Board?

DQ: recommends no edits; include footnote to explain suggested edits

CK: Somewhat uncomfortable with submittal of unedited draft, but not "utterly" uncomfortable

CH: No comment as not at last meeting.

EC: Further discussion called; none heard.

DQ: moves to submit draft as it stands; SR: seconds motion.

**Vote: Yes: CH, SR, DQ; No: CK. Vote carried.**

**Agenda item: What other materials should be formally submitted as part of "package"?**

Executive summary  
STR owners submitted doc

Highlighted draft: SR: Does the board need these prompts (highlights)? CK: Yes, submit highlighted draft and footnotes as needed. STR Committee needs to provide info to Town Board; EC: Yes, should provide info to Board. Give as much in depth information as possible; as the STR Committee was asked to do by the Zoning Commission. Board will not welcome something that is in flux; will welcome as much info as possible that will allow them to make good decisions.

LS: Very helpful to Board to have info that gives insight into why decisions were made

CH: Suggests that the STR Committee meet with Board in a *transitional* meeting to begin review of STR doc.

EC: Board will welcome participation by members of the STR Committee; meetings will be open to public; does not know when the board will start this process, as snow deep into Zoning draft.

SR: To LS, What would be helpful: LS: reference to written data; summary of discussions of STR members; why one thing over another; info that will be helpful to understand the doc.

EC: Next meeting should center on prep of draft to be submitted.

EC: **Resume list of support docs** to be submitted with draft. See above, and: Letters and statements for residents; additional narratives not yet recorded or received. [Note. A long presentation from Loretta Hoffman regarding public thoughts on STRs v. B&B, etc. Refer to Zoom recording.]

EC: Notes that the job of the STR Committee was to make recommendations to the Board; job was to form an opinion, make recommendations and submit these to the Board. STR Committee has fulfilled that request, done what it was charged to do, and will, just voted to, submit the draft as it exists, with highlighted areas and footnotes as needed to support or clarify text. Will submit other materials which further illustrate a balanced view of what the public opinion of STRs in Taghkanic.

Further notes that the Board has received a letter from a resident who urges careful regulation of STRs. [Will be reviewed and become part of public record.] STR Committee was commissioned to support all residents of Taghkanic and encourages residents to submit comment.

EC: **List of items to accompany draft:** Granicus report, SR's interviews from regional towns, spreadsheet of regs from nearby towns, Dutchess County whitepaper, factsheet from Public Info Meeting, any additional comments to be sent to EC. Will do best to handoff docs and materials which will allow the Board to make best informed decisions.

EC: Will compile draft, footnotes and collected materials. These will be based on the *highlighted* draft (CK) and may contain references to policies of local towns, but not the actual regulations.

STR Committee will be available to participate with Board in explanation and editing of draft.  
[see above]

**Good Neighbor Handbook** writing tabled for present. SR: Granicus available for template when needed.

## **Public Comment**

**D. Plakon:** Will survey results be included with draft?

**EC:** Yes.

**W. Flamenbaum:** Author of letter to board referred to above. EC will provide copies if wanted. Thanked WF.

**LS:** number of responses to survey?

**EC:** 150? EC reviewed survey summary during the meeting. 159 responses. Not a controlled survey. Recipients free to respond. Report available from EC, will post on TGazette.

**DP:** Will they be made public?

**EC:** Yes, not published at the time. Can be added to TGazette.

**CK:** Encourages Loretta H to submit comments to committee.

**DQ & SR:** Request that call for comments be put up on TGazette; posted on TGazette and sent to Board.

**EC:** Notes that Board of very busy and should not be flooded with information that may later be part of a Public Hearing.

**SR:** Encourages soliciting and submitting all comments from town residents.

**EC:** Shares survey results screen. Begins to review results.

**SR:** Thought this was already posted.

**EC:** Was not, at request of committee.

**DQ:** Not to hide anything, but because it was not a controlled survey.

**EC:** Yes, not published at the time. Can be added to TGazette; and noted that it was not a controlled survey

**CCK:** Response to DP re: little published. Business of Taghkanic not “under the table”; get involved, seek info, engage; vote.

**EC:** All meetings publicly posted on Taghkanic website.

**EC:** Discussion followed of board compensation, workload, time constraints, “a lot to do to keep a small town healthy...” Noted that all is essentially a volunteer effort.

**DQ:** Tells of STR without driveway plow, renters unable to leave.

**CCK:** Highlighted draft note to be added: STRs must have a **911 sign** in plain sight.

**EC:** Concern of STR Committee has been concerns of guests and renters who are not familiar with the town or its policies. While Taghkanic has many STR operators who are “good actors”, the members of the STR Committee are also “good actors”. Not trying to overregulate, but to regulate to reduce potential bad impacts.

**L. Hoffman:** Any survey of traffic impacts of STRs?

**EC:** No, traffic study has not been done; should be considered. Do not think the town will do a traffic study. A traffic study is beyond the ability of this committee.

**EC: Requested motion to adjourn. CH: So moved; CK Second. Adjourned, 8:23PM.**

Respectfully submitted,

Clayton Kirking

April 1, 2022